

# UNOFFICIAL COPY

## MEMORANDUM OF ARTICLES OF AGREEMENT FOR DEED FOR THE PROPERTY LOCATED AT 1933 S. ARCHER, CHICAGO, ILLINOIS

This Document shall constitute a Memorandum of the Articles of Agreement for Deed entered into the 25th day of March, 2005, by and between **PACSETTER DEVELOPMENT LLC**, Purchaser, and **LASALLE BANK NATIONAL ASSOCIATION TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 21, 2005 AND KNOWN AS TRUST NO.134087 and DYNAPROP XVIII: STATE STREET LLC**, collectively the Seller, for the property commonly known as **1933 S. Archer, Chicago, Illinois**.



Doc#: 0509133040  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/01/2005 07:40 AM Pg: 1 of 4

For good and mutual consideration exchanged and received Seller and Purchaser have entered into said articles of agreement for deed, under which Seller shall sell and Purchaser shall purchase the property commonly known as: **1933 S. ARCHER, CHICAGO, ILLINOIS**, the legal description of which is set forth as "Exhibit A" of this Memorandum.

The full terms and conditions of the sale and purchase of **1933 S. ARCHER, CHICAGO, ILLINOIS**, are fully set forth in said Articles of Agreement for Deed dated the 25th day of March, 2005. This Memorandum shall be duly recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

That said Articles of Agreement for Deed shall be binding upon the parties hereto, their heirs, assigns, executors and successors.

IN WITNESS WHEREOF, the Purchaser hereto sets its hand and seal on this 25th day of March, 2005.

BUYER:

SELLER:

Pacesetter Development LLC

LaSalle Bank National Association Trust, as Trustee under Trust Agreement dated March 21, 2005 and known as Trust No. 134087 **and not personally**

By: Patrick J. Turner  
Patrick J. Turner, President of  
Dynaprop Development Corporation,  
Its Manager

By: [Signature]  
Its: Trust Officer  
**Trustee's Exoneration under attack hereto and made a part thereof.**

Dynaprop XVIII: State Street LLC  
By: Patrick J. Turner  
Patrick J. Turner, President of  
Dynaprop Development Corporation,  
Its Manager

This instrument was prepared by, and after recording should be mailed to:  
**Gael Morris, Esquire**  
**Lawrence & Morris**  
**2835 North Sheffield Avenue #232**  
**Chicago, Illinois 60657**

**BOX 334 CTI**

SLP  
245  
8235704  
110

4

# UNOFFICIAL COPY

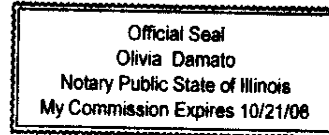
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Patrick J. Turner, President of Dynaprop Development Corp., manager of Pacesetter Development LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS 24 DAY OF MARCH, 2005.

  
NOTARY PUBLIC

3/24/05  
DATE



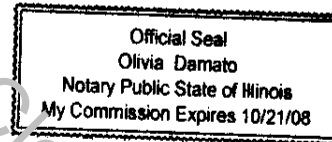
STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Patrick J. Turner, President of Dynaprop Development Corp., manager of Dynaprop XVIII: State Street LLC**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS 24 DAY OF MARCH, 2005.

  
NOTARY PUBLIC

3/24/05  
DATE



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Patricia L. Alvarez a Notary Public in and for said County and State, do hereby certify that Lourdes Martinez and \_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_, respectively, of LaSalle National Bank Association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Just Officer and \_\_\_\_\_, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, and as the free and voluntary act of the Bank, for the uses and purposes therein set forth; and the \_\_\_\_\_ did also then and there acknowledge that he, as custodian of the corporate seal of the Bank, did affix the corporate seal of the Bank to the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of the Bank for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS 25 DAY OF March, 2005.

  
NOTARY PUBLIC

10/29/08  
EXPIRATION DATE



**UNOFFICIAL COPY**

LASALLE BANK NATIONAL ASSOCIATION  
LAND TRUST DEPARTMENT  
RIDER- CONTRACT

RIDER ATTACHED TO AND MADE PART OF CONTRACT.

DATED March 25, 2005

*\*Memorandum of Articles of Agreement  
for Deed*

This <sup>\*</sup>Contract is executed by LaSalle Bank National Association, not personally but as Trustee under Trust No. 134087, as aforesaid in the exercise of the power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing in said Contract contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either express or implied, in said Contract (all such liability, if any, being expressly waived by said purchaser and by every person now or hereafter claiming any right or security thereunder) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said contract shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting rentals, leases or other factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. Trustee does not warrant, indemnify, defend title nor is it responsible for any environmental damage.

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

THAT PART OF LOTS 2 AND 3, AND ALL OF LOTS 6 AND 7, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 AND 3 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7;  
 THENCE NORTH 58° 08' 39" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 6 AND 7 AND THE NORTHWESTERLY LINE OF SAID VACATED 30 FOOT ALLEY, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF SOUTH ARCHER AVENUE, A DISTANCE OF 205.69 FEET;  
 THENCE SOUTH 31° 54' 03" EAST, A DISTANCE 68.65 FEET;  
 THENCE SOUTH 57° 48' 37" WEST, A DISTANCE OF 57.50 FEET;  
 THENCE SOUTH 31° 44' 44" EAST, A DISTANCE OF 16.35 FEET;  
 THENCE SOUTH 00° 00' 37" WEST, A DISTANCE OF 68.15 FEET;  
 THENCE NORTH 89° 39' 23" WEST, A DISTANCE OF 13.40 FEET;  
 THENCE SOUTH 00° 00' 27" WEST, A DISTANCE OF 24.42 FEET;  
 THENCE SOUTH 90° 00' 00" WEST, ALONG THE SOUTH LINE OF SAID VACATED 30 FOOT ALLEY AND THE SOUTH LINE OF SAID LOTS 6 AND 7, SAID LINE ALSO BEING THE NORTH LINE OF WEST CULLERTON STREET, A DISTANCE OF 157.38 FEET;  
 THENCE NORTH 00° 05' 13" WEST, ALONG THE WEST LINE OF SAID LOT 7, SAID LINE ALSO BEING THE EAST LINE OF SOUTH DEARBORN STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 3.46 FEET CHICAGO CITY DATUM AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 12.80 FEET CHICAGO CITY DATUM OF THAT PART OF LOTS 3, 4 AND 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 70.35 FEET;  
 THENCE NORTH 00° 00' 58" WEST, A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING,  
 THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 64.97 FEET;  
 THENCE NORTH 00° 00' 16" WEST, A DISTANCE OF 90.85 FEET;  
 THENCE NORTH 58° 38' 08" EAST, A DISTANCE OF 47.84 FEET;  
 THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 24.00 FEET;  
 THENCE SOUTH 00° 00' 58" EAST, A DISTANCE OF 115.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

GARAGE SPACES G-17, G-38, G-39, G-40, AND G-43, ALL INCLUSIVE, IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**COMMON ADDRESS: 1933 S. ARCHER, CHICAGO, ILLINOIS**

**PROPERTY IDENTIFICATION NUMBER:**

**PART OF 17-21-414-001, 17-21-414-002, 17-21-414-003, 17-21-414-004, 17-21-414-005 AND 17-21-414-006**